

E-Filed on 03/19/08

**DIAMOND MCCARTHY LLP**

909 Fannin, Suite 1500  
Houston, Texas 77010  
Telephone (713) 333-5100  
Facsimile (713) 333-5199

Allan B. Diamond, TX State Bar No. 05801800  
Email: adiamond@diamondmccarthy.com  
Eric D. Madden, TX State Bar No. 24013079  
Email: emadden@diamondmccarthy.com

Special Litigation Counsel for USACM Liquidating Trust

**LEWIS AND ROCA LLP**

3993 Howard Hughes Parkway, Suite 600  
Las Vegas, NV 89169-5996  
Telephone (702) 949-8320  
Facsimile (702) 949-8321

Susan M. Freeman, AZ State Bar No. 004199  
Email: sfreeman@lrlaw.com  
Rob Charles, NV State Bar No. 006593  
Email: rcharles@lrlaw.com

Counsel for USACM Liquidating Trust

**UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEVADA**

In re:

USA COMMERCIAL MORTGAGE  
COMPANY,

USA CAPITAL REALTY ADVISORS,  
LLC,

USA CAPITAL DIVERSIFIED TRUST  
DEED FUND, LLC,

USA CAPITAL FIRST TRUST DEED  
FUND, LLC,

USA SECURITIES, LLC, Debtors.

**Affects:**

- ☐ All Debtors
- ☒ USA Commercial Mortgage Company
- ☐ USA Capital Realty Advisors, LLC
- ☐ USA Capital Diversified Trust Deed Fund, LLC
- ☐ USA Capital First Trust Deed Fund, LLC
- ☐ USA Securities, LLC

Case No. BK-S-06-10725-LBR  
Case No. BK-S-06-10726-LBR  
Case No. BK-S-06-10727-LBR  
Case No. BK-S-06-10728-LBR  
Case No. BK-S-06-10729-LBR

**CHAPTER 11**

Jointly Administered Under Case No.  
BK-S-06-10725 LBR

**MOTION FOR ORDER REQUIRING  
MARY PETERSEN TO APPEAR  
FOR EXAMINATION PURSUANT  
TO FEDERAL RULE OF  
BANKRUPTCY PROCEDURE 2004**

[No hearing required]

Pursuant to Federal Rule of Bankruptcy Procedure 2004, the USACM Liquidating Trust (the "Trust" or "Movant") hereby moves this Court for an order requiring Mary Petersen ("Petersen") to appear, as set forth in a subpoena to be issued under Federal Rule of Bankruptcy Procedure 9016, for examination at the office of Lewis and Roca LLP,



1 3993 Howard Hughes Parkway, Suite 600, Las Vegas, Nevada 89169, on a business day  
2 no earlier than ten (10) business days after the filing of this Motion and no later than April  
3 10, 2008, or at such other mutually agreeable location, date, and time, and continuing from  
4 day to day thereafter until completed.  
5

6 This Motion is further explained in the following Memorandum.

7 **Memorandum**

8 The Movant seeks information concerning transactions and other dealings between  
9 Petersen, individually and as Trustee of the Mary Petersen Family Trust (the “Petersen  
10 Trust”) and USACM, the other debtors in the above-captioned cases (together with  
11 USACM, the “Debtors”), and the Debtors’ insiders, affiliates, subsidiaries, parents, or  
12 otherwise related entities. The Movant seeks this information to assist in the collection of  
13 the assets and the investigation of the liabilities of the Debtors.  
14  
15

16 The requested discovery from Petersen is well within the scope of examination  
17 permitted under Bankruptcy Rule 2004, which includes:

18 [t]he acts, conduct, or property or . . . the liabilities and financial condition  
19 of the debtor, or . . . any matter which may affect the administration of the  
20 debtor’s estate, or to the debtor’s right to a discharge. In a . . .  
21 reorganization case under chapter 11 of the Code, . . . the examination may  
22 also relate to the operation of any business and the desirability of its  
23 continuance, the source of any money or property acquired or to be acquired  
24 by the debtor for purposes of consummating a plan and the consideration  
25 given or offered therefore, and any other matter relevant to the case or to the  
26 formulation of a plan.<sup>1</sup>

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<sup>1</sup> FED.R. BANKR. P. 2004(b).



**Conclusion**

Accordingly, the Movant requests that this Court enter the form of order submitted with this Motion.

Dated: March 19, 2008.

**DIAMOND MCCARTHY LLP**

**LEWIS AND ROCA LLP**

By: /s/ Michael Yoder  
Allan B. Diamond, TX 05801800 (*pro hac vice*)  
William T. Reid, IV, TX 00788817 (*pro hac vice*)  
Eric D. Madden, TX 24013079 (*pro hac vice*)  
Michael Yoder, TX 24056572 (*pro hac vice*)  
909 Fannin, Suite 1500  
Houston, Texas 77010  
(713) 333-5100 (telephone)  
(713) 333-5199 (facsimile)

By: /s/ Rob Charles  
Susan M. Freeman, AZ 4199 (*pro hac vice*)  
Rob Charles, NV 6593  
3993 Howard Hughes Parkway, Suite 600  
Las Vegas, Nevada 89169-5996  
(702) 949-8320 (telephone)  
(702) 949-8321 (facsimile)

*Special Litigation Counsel for  
USACM Liquidating Trust*

*Counsel for USACM Liquidating Trust*